of c/l of Falls Road

PETITION FOR ZONING VARIANCE S/S Old Pimlico Road, 600' W 3rd Election District 3rd Councilmanic District

Petitioners

Old Pimlico Ltd. Partnership

\* \* \* \* \* \* \* \* \* \*

\* DEPUTY ZONING COMMISSIONER

\* OF BALTIMORE COUNTY

\* Case No. 89-157-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

The Petitioners herein request a variance to permit a distance of 24 feet between principal building fronts in lieu of the required 80 feet and side yard setbacks of 0 feet in lieu of the required 30 feet, as more particularly described in Petitioner's Exhibit 1.

The Petitioner, by Michael S. Hoffberger, a General Partner, appeared, testified, and was represented by Timothy Chriss, Esquire. Also appearing on behalf of the Petition was James Patton, an engineer with LPJ, Inc. Appearing as Protestants were Lois E. McCall on behalf of David O. Feldmann for Jones Valley Homeowners Association, and P. J. Widerman, for the Brcdie Organization, Inc., agents for the Falls Homeowners Association. Louise Schulz, Executive Director of the Ruxton-Riderwood-Lake Roland Area Improvement Assoc., appeared as an interested party.

Testimony indicated that the subject property, located off of Old Pimlico Road running parallel with the Jones Falls Expressway, consists of 11.327 acres, plus or minus, and is split zoned M.L. and M.L.R. Running across the property is a B G & E transmission line.

Testimony indicated that Petitioners propose constructing miniwarehouses on the subject property. Testimony presented by Mr. Patton and Mr. Hoffberger indicated that due to the unique characteristics of the property, the proposed development is a fair and reasonable use of the

Baltimore County Zoning Commissioner Office of Planning & Zoning Towson, Maryland 21204 **\*X\*X\*X** 887-3353 J. Robert Haines Zening Commissioner

December 14, 1988

"'.mothy Chriss, Esquire Garrett Building 233 East Redwood Street Baltimore, Maryland 21202

RE: PETITION FOR ZONING VARIANCE S/S Old Pimlico Road, 600' W of the c/l of Falls Road 3rd Election District - 3rd Councilmanic District Old Pimlico Ltd. Partnership - Petitioners Case No. 89-157-A

Dear Mr. Chriss:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Zoning Variance has been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact Ms. Charlotte Radcliffe at 494-3391.

> Very truly yours, ANN M. NASTAROWICZ Deputy Zoning Commissioner

> > for Baltimore County

Dennis F. Rasmussen

cc: Ms. Lois E. McCall, c/o David O. Feldmann. 107 Sudbrook Lane, Baltimore, Md 21208

Ms. P. J. Widerman, c/o Brodie Organization, Inc., P.O. Box 827, Brooklandville, Md. 21022

Ms. Louise Schulz, Executive Director, Ruxton-Riderwood-Lake Roland Area Imp. Assoc., P.O. Box 204, Riderwood, Md. 21239

People's Counsel

land which will take into consideration the need to protect the concerns and interests raised by the Department of Environmental Protection and Resource Management as set forth in their comments dated August 2, 1988. Petitioners testified that they can comply with the requirements set forth by DEPRM. Further, Petitioners argued that the setback requirements will not have any adverse affect upon the surrounding community. Petitioners argued that due to the buffering of the land between the Jones Falls Expressway and the proposed mini-warehouses, the residential communities represented by the Protestants would not be adversely affected. Petitioners argued that the limited height as set forth in Petitioner's Exhibit 1, would be to the benefit of the community rather than development by one of the other uses permitted as a matter of right in the zone.

Ms. McCall, property manager for the Jones Valley Homeowners Association, and Ms. Widerman, property manager with the Brodie Organization, Inc., managing agents for the Falls Homeowners Association, indicated that they were there on behalf of the property owners to express their concerns. They indicated that the actual proposal had not been addressed by the respective homeowners associations due to their lack of being aware of the details until attending the hearing. However, in order to protect the a potential concerns of the respective homeowners associations, Ms. McCall and Ms. Widerman indicated they were opposed to the project.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

> 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily

2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and

3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28

It is clear from the testimony that if the variance is granted, such use as proposed would not be contrary to the spirit of the B.C.Z.R. and would not result in substantial detriment to the public health, safety, and general welfare.

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this Hotay of December, 1988 that the Petition for Zoning Variance to permit a distance of 24 feet between principal building fronts in lieu of the required 80 feet and side yard setbacks of 0 feet in lieu of the required 30 feet, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED, subject, however, to the following restrictions, which are conditions precedent to the relief granted:

> 1) The Petitioner may apply for his building permit and be granted same upon receipt of this Order; however, Petitioner is hereby made aware that proceeding at this time is at his own risk until such time as the 30-day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioner would be required to return, and be responsible for returning, said property to its original

2) Compliance with the requirements of the Department of Environmental Protection and Resource Management as set forth in their comments dated August 2, 1988, attached hereto and made a part hereof.

3) Petitioners shall submit to the Deputy Zoning Commissioner a landscaping plan approved by the Baltimore County Landscape Planner, which depicts the landscaping proposed for its property along I-83 and Old Pimlico Road, and the interior of the site, prior to Zoning approval of any building permits.

4) Before proceeding on this project, CRG review, approval and/or a waiver, if deemed appropriate by the Office of Current Planning, must be obtained.

5) The variances granted herein are limited to the proposed project set forth in Petitioner's Exhibit 1. If there are any deviations from the construction as shown, a revised site plan must be submitted for approval by the Deputy Zoning Commissioner and determined to be within the spirit and intent granted herein. If the deviation is determined to be substantial by the Deputy Zoning Commissioner, a new hearing will

6) When applying for a building permit, the site plan and lanscaping plan filed must reference this case and set forth and address the restrictions of

> ANN M. NASTAROWICZ Deputy Zoning Commissioner for Baltimore County

#25

PETITION FOR ZONING VARIANCE TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section \_250.1 and 250.2 \_\_To\_permit\_24 feet\_distances\_betweep\_\_\_\_ principal building fronts in lieu of the required 80 feet and sideyard setbacks of 0 feet in lieu of the required 30 feet, respectively.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

Due to the buffering by land form, between the Jones Falls Expressway and the proposed mini-warehouses, there is no need for a setback. The design of the proposed use requires the setback between structures to be the 24 foot width for purposes of accessibility and security. The limited width between the JFX and the BG&E right of way makes the proposed use a practical solution to this use of this land.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this

petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Legal Owner(s):

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser:	Legal Owner(s):	MAP NW YC
	Old Pimlico Partner	
(Type or Print Name)	(Type or Print Name)	E. D. 370
Signature	Signature Michael Hoffberger	President 200 BF
Address	By: Old Pimlico Road Corporati	on General Partner
City and State	Signature	
Attorney for Petitioner:		
Timothy Chriss, Esq. (Type of Print Name)	Address	Phone No.
Signature Garrett Building	City and State	
233 East Redwood Street Address	Name, address and phone n tract purchaser or represen	umber of legal owner, con- ntative to be contacted
Baltimore, Maryland 2120	James S. Patton, P Name 16 W. 25th S	.E. treet

ORDERED By The Zoning Commissioner of Baltimore County, this \_\_ 

City and State

Attorney's Telephone No.: (301) 576-4237

. 100 CHURCH LANE BALTIMORE, MARYLAND 21208 TELEPHONE (301) 653-9511

> DESCRIPTION OF 1-83 & OLD PIMLICO RCAD PROPERTY BALTIMORE COUNTY, MARYLAND

MALMUD & ASSOCIATES, INC.

Beginning for the same at a point on the east side of the Jones Falls Expressway, Interstate Route 83, as shown on S.H.A. Plats #25006, #25005 and #25118 and at the beginning of the truncation line at Old Pimlico Road, as shown on S.H.A. Plat #2500B, thence binding on the said truncation line the two (2) following courses and distances:

(1) North 29° 13' 31" East 70.01 feet and (2) North 16° 21' 15" West 55.00 feet to intersect a point on the south side of said Old Pimlico Road, thence binding on the right of way line of Old Pimlico Road as shown on said plat the five (5) following courses and distances:

(3) North 73° 38' 45" East 277.00 feet: (4) South 16° 21' 15" East 65.00 feet;

(5) North 73° 38' 45" East 39.00 feet; (6) North.160 21' 15" West 65.00 feet and

(7) North 73° 38' 45" East 22.96 feet to a point on the western. outline of a conveyance to Nancy Thomas and Frederick H. Klaunberg recorded among the Land Records of Baltimore County, Maryland in Liber 6361, folic 440, thence binding on said outline:

(8) South 25° 00' 09" East 255.84 feet to the western outline of a conveyance to Henry J. Jung and wife recorded in Liber 3716, folio 509 and continuing to bind on the same course on the western outline of a conveyance to Camillo Iacoboni and Sons, Inc., recorded in Liber 3925, folio 46, thence binding on the western outline of the said conveyances. in all:

(9) South 31° 38' 09" East 242.23 feet to intersect the northern and western outline of a conveyance to E. Noland Roche in Liber 3862, folio 296, thence binding on said outline the two (2) following courses and distances:

(10) South 49° 44' 51" West 197.41 feet and (11) South 34° 45' 09" East 200.00 feet to intersect the western - limit of Shoemaker Road, 25 feet wide, thence binding on said western

ار بر میں میں میں میں میں میں میں میں میں اور است میں اور انہ میں میں میں میں میں اور انہ میں اور انہ میں اور (12) South OBO 04' 29" West 37.61 feet to intersect a point on the western outline of a conveyance to Rebecca Pindall Crowwell in Liber 5868, folio 99, thence binding on said outline:

> (13) South 20° 02° 24° East 269.17 feet to intersect the western limit of Serpentine Road, 30 feet wide, thence binding on said western

(14) South 08° 56' 31" West 32.83 feet to intersect the western outline of a conveyance to Rock, Laird and Small in Liber 2246, folio. 474 and Liber 4776, folio 89, thence binding on said outline;

(15) South 20° 02' 24" East 200.00 feet to intersect the northern outline of the Northern Central Distribution Center, as shown on Plat

(16) South 69° 57' 36" West 343.28 feet to intersect the eastern right of way line of the said Jones Falls Expressway, thence binding on

said right of way line the three (3) following courses and distances: (17) North 020 37' 10" West 162.05 feet:

(18) South 84° 33' 00" West 74.38 feet and (19) North 16° 21' 15" West 1036.17 feet to the place of beginning.

way and/or covenants of record and law. This description was compiled from available data and not from a field survey or title search.

> Herbert Malmud Registered Land Surveyor Maryland No. 7558

Zoning Commissioner of Baltimore County.

Baltimore, Maryland 21218 (301) 366-7800

(1\_ M Nesterous .

One in Plat Book R.R.G. 29, folio 128, thence binding on said outline:

Containing 11.322 acres of land, more or less. This property is subject to any and all agreements, easements, rights of

RE: PETITION FOR VARIANCE S/S Old Pimlico Rd., 600' W C/L of Falls Rd., 3rd Election Dist.; 3rd Councilmanic Dist.

BEFORE THE ZONING COMMISSIONER OF BALTIMORE COUNTY

Case No. 89-157-A

OLD PIMLICO LIMITED PARTNERSHIP, Petitioner

::::::

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the abovecaptioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

> Phyllis Cole Friedman Phyllis Cole Friedman People's Counsel for Baltimore County

Peter Max Zimmerman Deputy People's Counsel Room 304, County Office Building Towson, Maryland 21204

I HEREBY CERTIFY that on this 6th day of October, 1988, a copy of the foregoing Entry of Appearance was mailed to Timothy Chriss, Esquire, Garrett Bldg., 233 E. Redwood St., Baltimore, MD 21202, Attorney for Petitioner.

Baltimore County Zoning Commissioner Office of Planning & Zoning Towson, Maryland 21204

J. Robert Haines
Zoning Commissioner

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, located at 111 W. Chesapeake Avenue in Towson, Maryland as follows:

Petition for Zoning Variance CASE NUMBER: 89-157-A S/S Old Pimlico Road, 600° W c/l Falls Road 3rd Election District - 3rd Councilmanic Petitioner(s): Old Pimlico Ltd. Partnership HEARING SCHEDULED: TUESDAY, DCTOBER 25, 1988 at 11:00 a.m.

Variance to permit 24 feet distances between principal building fronts in lieu of the required 80 feet and sideyard setbacks of 0 feet in lieu of the required 30 feet, respectively.

In the event that this Petition is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, entertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES Zoning Commissioner of Baltimore County

Timothy Chriss, Esq.

CERTIFICATE OF PUBLICATION TOWSON, MD. Oct. 13 ..., 1988 The Zoning Commissioner of Battimore County, by authority of the Zoning Aci and Regulations of Battimore County will hold a public hearing on the property identified herein in Room 105 of the County Office Building, located at 111 W. Chesapeaks Avenue in Towson, Maryland as folublished in THE JEFFERSONIAN, a weekly newspaper printed Petition for Zoning Variance Case number: 89-157-A S/S Old Pimico Road, 600' W c/1 Falls Road 3rd Election District 3rd Councilmanic THE JEFFERSONIAN, Variance to permit 24 feet dis tences between principal building fronts in lieu of the required 80 feet and sideyard settecks of 0 feet in lieu of the required 30 feet, respectively.

In the event that this Patition is in the event that this Petton is granted, a building permit may be issued within the thirty (30) day appeal period. The Zoning Commissioner will, however, extertain any request for a stay of the issuance of said permit during this period for good cause shown. Such request must be in writing and received in this office by the date of the hearing set above or presented at the hearing.

J. ROBERT HAINES

Number of Signe: \_\_\_\_\_

89-157-A CERTIFICATE OF POSTING

Date of Posting October 5, 1988 Old Pimlico Limited Partnership Location of property: 5/5 Old Pinlico Road, 600' W e/L of Falla Road Location of Signs 5/5 of Old Pinelico Road in front of suffect property

> Baltimore County Fire Department

Towson, Maryland 21204-2586

494-4500 Paul H. Reincke

J. Robert Haines Zoning Commissioner Office of Planning and Zoning Baltimore County Office Building Towson, MD 21204

Re: Property Owner: Old Pimlico Ltd. Partnership Location: S/S of Old Pimlico Road, 600' W. of c/1 Falls Road

CELTIFICATE OF PUBLICATION

5th day os oct - .19 88

THIS IS TO CERTIFY, that the annexed advertisment

was published in the NORTHWEST STAR, a weekly

newspaper published in Pikesville, Baltimore

Oct - 19 88

the first publication appearing on the

the secend publication appearing on the

the third publication appearing on the

Cost of Advertisement

County, Maryland before the 6th day of

Fikesville, Md., Oct 5 19 88

THE NORTHWEST STAR

\$ 19.20

Item No.: 25 Zoning Agenda: Meeting of 8/2/88

August 1, 1988

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "X" are applicable and required to be corrected or incorporated into the final plans for the property.

( x) 1. Fire hydrants for the referenced property are required and shall be located at intervals or 300 feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works. Hydrants are not shown on drawing.

( ) 2. A second means of vehicle access is required for the site. ( ) 3. The vehicle dead end condition shown at \_\_\_\_\_

EXCEEDS the maximum allowed by the Fire Department.

( ) 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

( x) 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code," 1976 edition prior to occupancy.

( ) 6. Site plans are approved, as drawn.

( ) 7. The Fire Prevention Bureau has no comments at this time.

Baltimore County Zoning Commissioner Office of Planning & Zoning Towson, Maryland 21204 494-3353

J. Robert Haines

Date: 10/21/88

post set(s), there

each set not

ames S. Patton, P.E. 16 W. 25th Street Baltimore, Maryland 21218

> Petition for Zoning Variance CASE NUMBER: 89-157-A S/S Old Pimlico Road, 600' W c/l Falls Road 3rd Election District - 3rd Councilmanic Petitioner(s): Old Pimlico Ltd. Partnership HEARING SCHEDULED: TUESDAY, OCTOBER 25, 1988 at 11:00 a.m.

Dear Mr. Patton:

Please be advised that 71.70 is due for advertising and posting of the above-referenced property. All fees must be paid prior to the hearing. Do not remove the sign and post set(s) from the property from the time it is posted by this office until the day of the hearing itself.

THIS FEE MUST BE PAID AND THE ZONING SIGN(S) AND POST(S) RETURNED ON THE DAY OF THE HEARING OR THE ORDER SHALL NOT BE ISSUED.

Please make your check payable to Baltimore County, Maryland and bring it along with the sign(s) and post(s) to the Zoning Office, County Office minutes before

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT

10-25-88 Krain

B B 030 \*\*\*\*\* 7170:89+151-A

VALIDATION OR SIGNATURE OF CASHIER

COUNTY OFFICE BLOG. 111 W. Chesapeake Ave. Towson, Maryland 21204

Timothy Chriss, Esquire Garrett Building 233 East Redwood Street Baltimore, Maryland 21202

MEMBERS

Traffic Engineering State Roads Commission Bureau of Fire Prevention

Dennis F. Rasmussen

Health Department Project Planning Building Department Board of Education Zoning Administration

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE October 18, 1988

RE: Item No. 25 - Case No. 89-157-A Petitioner: Old Pimlico Ltd. Partnership Petition for Zoning Variance

Dear Mr. Chriss:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the members of the Committee at this time that offer or request information on your petition. If similar comments from the remaining members are received, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on the date of the enclosed filing certificate and a hearing scheduled accordingly.

Very truly yours,

James E. Byer late JAMES E. DYER Zoning Plans Advisory Committee

JED:dt

cc: LPJ Inc. 16 West 25th Street Baltimore, Maryland 21218

James E. Patton, P.E.

Petitioner Parenapahin Petitioner's Attorney Timothy Chriss

89-157-A

Old Pielico Ltd.

day of August

Received by: James E. Dyer
Chairman, Zoning Plans Advisory Committee

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building 111 W. Chesapeake Avenue Towson, Maryland 21204

Your petition has been received and accepted for filing this

Baltimore County Department of Public Works Rureau of Traffic Engineering Courts Building, Suite 405 Towson, Maryland 21204 494-3554

August 24, 1988



Mr. J. Robert Haines Zoning Commissioner County Office Building Towson, MD 21204

Dear Mr. Haines:

The Bureau of Traffic Engineering has no comments for items number 480, 5, 11, 12, 13, 15, 16, 17, 18, 19, 20, 21, 23, 25, 26, 28, 29, 30, 31, 32, 33, 36, 37, 38, 39 and 40.

Very truly yours,

Stophen E. Weber, P.E. Assistant Traffic Engineer

SEW/RF/lab



OLD RIMLICO LAD PINRSKP

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME	ADDRESS
TIMOTHY CHRISE, ESQ	233 E. KEDWAD ST.
DAMES PATTON ENGINEER	
Michael S. Hallbrier Partner	16 W. 25th ST 11 E. Chase St 2-E 21202
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## BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

J. Robert Haines Zoning Commissioner October 24, 1988

Pat Keller, Deputy Director FROM Office of Planning and Zoning

Old Pimlico Road Ltd. Partnership SUBJECT Zoning Petition No. 89-157-A

The applicant is requesting variances of building distances and side yard setbacks to allow for the construction of a mini warehouse complex. In reference to this request, staff provides the following information:

- The proposed project will be required to complete CRG review. The CRG should be completed prior to approval of any variances.
- The project will be located directly adajcent to the Jones Falls Expressway (I-83). The project will be constructed along the edge of the r.o.w. and will be approximately 80 feet from the edge of paving. The longest building will be 400 feet in length.
- · The buildings will be located 14 to 20 feet below the paving grade of the roadway. The view corridor along I-83 at this point should be preserved to the greatest extent possible.
- · Site Layout and Building Design.

Staff has a series of concerns regarding the site layout and building design of this project. These concerns are enumerated below:

- Landscaping: Interior landscaping at the ends of the structures should be provided. The project should also be effectively screened from I-83. Planting either within the I-83 right-of-way or properties' edge should be provided. Landscaping along Old Pimlico should be

Building Design: The architectural style of the proposed building should be reviewed and approved by staff. The entranceway (design, layout and signage) of the project should be reviewed and approved

by staff. Site Design: the lighting of the site (typical standards and location) as well as any fencing should be reviewed and approved by staff. The areas proposed for paving should be reviewed to determine necessity.

Based upon the information provided and analysis conducted, staff recommends:

- · CRG review and approval prior to granting of variances; and
- increased landscaping along I-83, Old Pimlico Road and interior of site be reviewed and approved by the Landscape Planner prior to building permit approval; and
- site review and design review for the project the reviewed and approved by the Office of Planning and Zoning prior to building permit approval; and
- any approved variances shall only apply to the specific project as shown (size, location, and use) and will not be applied to any substantial -deviation from the construction as shown.

- GEON THE CUEF

PROTESTANT (S	) SIGN-IN SHEET
Aus & The Call  P.J. Widexnians  Theored Party  Kowie Schulz	ADDRESS  (b) Scopie Organization INC  AGENT FOR FAILS H.O.A.  P.O. BOX 827 BRESKLANDVILLE, MO  Ruton-Redesuroal  Attricted party

Zoning Commissioner Office of Planning and Zoning -County Office Building . Towson, Maryland 21204 Zoning Item # 25, Zoning Advisory Committee Meeting of August 2, Property Owner: Old Pimlico Ltd. Partnership

Location: 55 of Old Pimlico Rd., 600' W of centerline of Falks District .Water Supply \_ COMMENTS ARE AS FOLLOWS: ( ) Prior to approval of a Building Permit for construction, renovation and/or installation of equipment for any existing or proposed food service facility, complete plans and specifications must be submitted to the Plans Review Section, Bureau of Regional Community Services, for final review and approval. ) Prior to new installation/s of fuel burning equipment, the owner shall contact the Bureau of Air Quality Management, 494-3775, to obtain requirements for such installation/s before work begins. ( ) A permit to construct from the Bureau of Air Quality Management is required for such items as spray paint processes, underground gasoline storage tank/s (5,000 gallons or more) and any other equipment or process which exhausts into the atmosphere. ) A permit to construct from the Bureau of Air Quality Management is required for any charbroiler operation which has a total cooking surface area of five (5) square feet or more. Prior to approval of a Building Permit Application for renovations to existing or construction of new health care facilities, complete plans and specifications of the building, food service area and type of equipment to be used for the food service operation must be submitted to the Plans Review and Approval Section, Division of Engineering and Maintenance, State Department of Health and Mental Hygiene for review and approval. ) Prior to any new construction or substantial alteration of public swimming pool, wading pool, bathhouse, saunas, whirlpools, hot tubs, water and sewerage facilities or other appurtenances pertaining to health and safety; two (2) copies of plans and specifications must be submitted to the Baltimore County Department of Environmental Protection and Resource Management for review and approval. For more complete information, contact the Recreational Hygiene Section, Bureau of Regional Community Services, 494-3611. ) Prior to approval for a nursery school, owner or applicant must comply with all Baltimore County regulations. For more complete information, contact the Division of Maternal and Child Health. ) If lubrication work and oil changes are performed at this location, the method providing for the elimination of waste oil must be in accordance with the State Department of the Environment. ) Prior to razing of existing structure/s, petitioner must contact the Division of Waste Management at 494-3768, regarding removal and/or disposal of potentially hazardous materials and solid wastes. Petitioner must contact the Bureau of Air Quality Management regarding removal of asbestos, 494-3775.

) Soil percolation tests, have been \_\_\_\_, must be \_\_\_\_, conducted.

( ) The results are valid until \_\_\_\_.

( ) Soil \_ percolation test results have expired. Petitioner should contact the Division of Water and Sewer to determine whether additional tests are required.

) Any abandoned underground storage tanks containing gasoline, waste oil, solvents, etc., must have

the contents removed by a licensed hauler and tank removed from the property or properly backfilled. Prior to removal or abandonment, owner must contact the Division of Waste Management at 494-3768.

) Where water wells are to be used as a source of water supply, a well meeting the minimum Baltimore County Standards must be drilled.

( ) In accordance with Section 13-117 of the Baltimore County Code, the water well yield test ) shall be valid until

) is not acceptable and must be retested. This must be accomplished prior to conveyance of property and approval of Building Permit Applications.

( ) Prior to occupancy approval, the potability of the water supply must be verified by collection bacteriological and chemical water samples.

( If submission of plans to the County Review Group is required, a Hydrogeological Study and an Environmental Effects Report must be submitted.

( others In order for structures to be built at preposed location a portion of which is illegally filled wetlands, the following criteria must be mot: O Maintain a minimum so buffer along lower strong section with no development en steep slepes along stream. @ Ne disterbance of wethord area upstream @ Relocate existing disturbed stream section creating pilet channel and flood way Check chas in flood way for water quality management. road crossing at existing pipe outfall Ollse readled fill as embaskment for storm water mgat-water quality agent. structure (extended detention) in conjunction with relocated stream channel.

For further information, contact Rocky Powell of Environmental Management Division at 494-3768

> BUREAU OF WATER QUALITY AND RESOURCE MANAGEMENT

